



MASTER PLAN (DRAFT) FOR

# HARMON PARK

CITY OF WEST ST. PAUL

FEBRUARY, 2012

**SRF**  
Consulting Group, Inc.

ENGINEERS  
PLANNERS  
DESIGNERS

# MASTER PLAN FOR HARMON PARK WEST ST. PAUL, MINNESOTA

Prepared for:

City of West St. Paul

1616 Humboldt Avenue

West St. Paul, MN 55118

# I. ACKNOWLEDGEMENTS

The planning team would like to thank the Park and Recreation Advisory Commission and City Council for providing their insights and knowledge of the Harmon Park as this plan was prepared. We would also like to thank the citizens who attended public meetings for their input. The open dialogue with members of the community enhanced our understanding of the issues and needs of the site.

## City Council

- John Zanmiller, Mayor
- Jim Englin (Ward I)
- Ed Hansen (Ward I)
- Ed Iago (Ward II)
- Tony Vitelli (Ward II)
- Dave Wright (Ward III)
- Darlene Lewis (Ward III)

## Park and Recreation Advisory Commission

- Mike Petrasek, Chair
- Bill Creamer
- Pat Flynn
- Bob Gausman
- David Lynch
- Pat Armon
- Susan Stradtman

## City Staff

- Sherrie Le, Acting City Manager
- Matt Saam, City Engineer/Public Works Director/Parks Director
- Dave Schletty, Parks and Recreation Manager

## Consultant

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## II. PROJECT OVERVIEW/PLANNING PROCESS

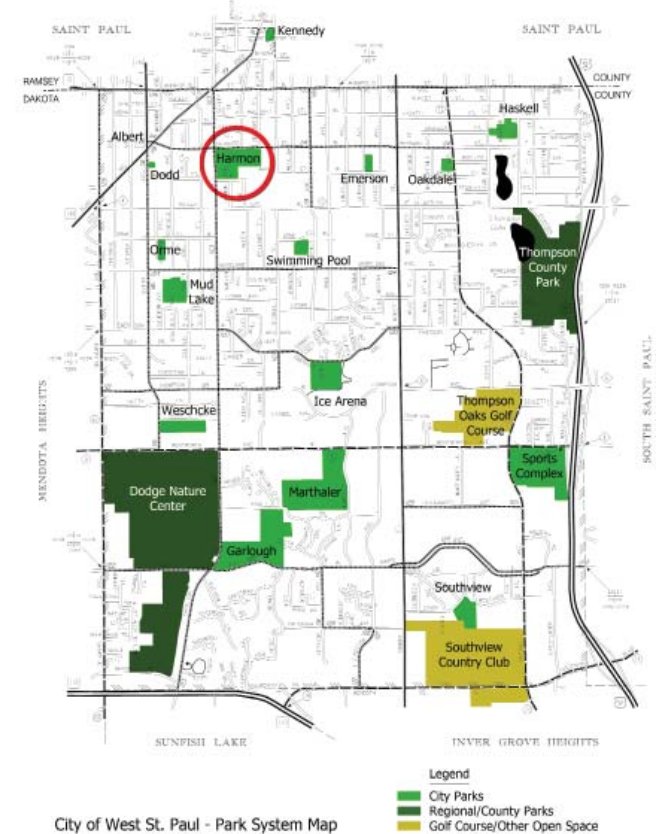
Harmon Park is a 10.8 acre neighborhood park located within a predominantly single family residential area on the north side of the city. The site was home to one of the first permanent school sites in West St. Paul, Sibley School, which was constructed in 1880 and removed in 1962. Harmon Play Field was established in 1940 and constructed through the Federal Works Progress Administration (WPA). Some of the original elements are still in place, including a stone seat wall abutting the southwest parking area. The site adjoins Heritage Middle School to the east.

A master plan was prepared for the park in 2003, but the City subsequently acquired 3.2 acres of additional property on the northeast corner of the park. This document serves as an update to the 2003 plan, integrating the acquired property and assessing the site as a whole.

### Public Input

Input from user groups and residents was sought in a number of ways throughout the planning process. This feedback was invaluable in preparing the master plan.

- A stakeholder meeting was held with the West St. Paul Youth Athletic Association to gain an understanding of how Harmon Park is currently utilized. This input also aided in determining how the facility could be modified to improve efficiency and maximize public benefit.
- A stakeholder meeting was held with ISD 197 to determine how the adjoining school district property is currently used and what may be possible in terms of partnership opportunities.
- An online survey was conducted on the West St. Paul web page to solicit input from interested citizens on the long term vision for the park.
- A public open house was held following a Park and Recreation Advisory Commission (PRAC) meeting on January 10, 2012 to provide feedback on the three initial concept plans developed.
- (Pending) Based on input received at the public open house, a preferred master plan concept was prepared and presented to the PRAC at a meeting on February 14, 2012. The PRAC recommended the plan for approval by the City Council.
- (Pending) Council Review and Approval



### III. DEVELOPMENT MASTER PLAN

The development master plan provides for a cross-section of recreational activities to meet community needs and is based on input received from city staff and stakeholders over the course of the planning process.

Some of the proposed improvements within the development master plan occur on property owned by the West St. Paul-Mendota Heights-Eagan school district. This property was included in the planning process to assess the potential benefit of unifying and reconfiguring amenities to maximize the value of the combined site for all stakeholders. Any development that occurs on district-owned land will require the purchase of necessary land, exchange of land, or a cooperative agreement between the City of West St. Paul and ISD 197. The preferred master plan concept seeks a balance between district land impact and the needs of the stakeholders and park users, minimizing potential land acquisition costs. A second concept is included in this document that takes a broader approach to the overall site. The merits of both concepts will be considered as negotiations with the school district occur.

#### Athletic Fields

There are currently four existing softball fields, though due to field overlap, it is possible to use only two of the fields safely at one time. The fields have backstops, player's bench fencing, and skinned infields. The fields are used primarily for adult softball, which has been unpopular with some of the adjacent residents. The location within a residential neighborhood coupled with the adjoining middle school land use prompted the planning team to evaluate whether adult programming should occur within Harmon Park. Based on stakeholder input, it was determined that the athletic fields should be converted to dedicated youth facilities with adult programs relocating to alternate fields within the city. As part of this conversion, the city will review park-specific alcohol use policy and make changes as appropriate.

The proposed little league baseball fields are configured in a pinwheel layout with a concessions/restroom building at the center, lending itself well to youth tournaments. The fields will include 200' fenced outfields, full warning tracks, dugouts, irrigation, and bleacher seating. In addition, batting cages/bullpens are proposed on two of the fields.



The existing baseball fields overlap, causing safety concerns and limiting playability.



The current field layout allows foul balls into the roadway and adjacent residential neighborhood.

### III. DEVELOPMENT MASTER PLAN

Through stakeholder meetings, the need for a high quality baseball field for older youth players was voiced. These players currently use Charles Matson Field, located a block south of Harmon Park. However, the field is compromised to provide space for a light standard serving the adjacent football field. To meet this need, a 350' baseball field is proposed along Arion Street. The proposed field overlays an existing infield on school district property and could potentially reuse the backstop and portions of the agg-lime infield. Features of the improved field include irrigation, full fencing and warning tracks, dugouts, a turfed infield, and bleacher seating.

A proposed soccer green will fill out the northeast corner of the park. The grassed area will be 225-feet by 225-feet and abuts existing open green space on school district property, providing an overall contiguous length of 500 feet. The green will be divisible into three youth fields as the need arises. Minor grading will be required to ensure consistent slope along the entire green area. The soccer green will include irrigation.

#### Hockey, Skating, and Skateboard Facilities

There are two existing hockey rinks within the park, located at the northwest corner of the park. One of the rinks is paved, though the bituminous pavement is deteriorating. The boards are in good relative condition on both rinks. Through the planning process, it was determined that current use levels do not warrant maintaining two hockey rinks in this location. In an effort to create a more inviting entrance sequence to the park, the plan proposes that the paved rink be relocated to the east side of the expanded parking area. The existing leisure skating area and warming house will also be relocated nearer to the parking area. The existing warming house and restroom building will be consolidated into a single structure that will also host small community functions and accommodate storage. These restrooms will also serve the play area and splash pad.

Adjacent to the relocated hockey rink, an area of roughly 6000-square feet has been set aside for a skate park. The area is adequate to provide a neighborhood skate park on the small end of the spectrum. If future demand warrants a larger facility, the skate park should be relocated to a community park that can provide additional parking, support facilities, and desired buffering for other park uses.



Removal of greenhouse operations will provide ample area for a soccer green.



Current usage does not warrant maintaining two rinks.



### III. DEVELOPMENT MASTER PLAN

#### Play Area

The existing play area is located on the north side of the park. The equipment, installed in 1992, is in need of updating as are the existing timbers serving as container curbing. With the proposed expansion of the adjacent parking area and addition of formalized baseball fields to the south, the play area will be relocated to the northwest corner of the park to establish a better connection to the surrounding neighborhood. This will also allow sight lines between the play area and fields for parents with multiple children using both amenities.

The play area will consist of three curb-separated areas containing equipment for pre-school (ages 2-5) and elementary school (ages 5-12) children. Swings and other stand-alone equipment to enhance the play experience should be added as space allows. Access to and within play containers including surfacing must comply with requirement of the Americans with Disabilities Act (ADA). In the center of the play area, a picnic shelter with game tables and a drinking fountain are proposed. A grassed picnic area with overstory trees for shade will flank the north side of the play area.

Along the south edge of the play area, a splash pad is proposed that will include a range of age-appropriate spray features geared toward a family experience. Surfacing within the splash pad will consist of integrally colored concrete to provide visual interest and demarcate use zones by age within the overall pad. Seating and brightly colored shade umbrellas are proposed in an observation area on the north edge of the splash pad that will serve the splash pad and play area.

#### Circulation

The existing internal trail system consists of a failing bituminous trail from the existing warming house to the play area and a walk connection at Bernard Street. Concrete sidewalks border the park on all sides except the south along Arion. As park development occurs, a trail network will provide connections to all of the major elements including the baseball fields, soccer green, play and picnic areas. In addition, a trail along the south side of the park will connect to the proposed baseball field. As the park develops, a trail connection to Bidwell from the southeast corner of the park should be considered to create a loop. Given that this connection will occur entirely on district property, trail layout will be dependent on how the school district intends to program the open green area south of the existing softball fields in the future.



Existing play area.



Existing swings, south of the play area.



Existing trails within the park are in need of replacement.



### III. DEVELOPMENT MASTER PLAN

A small plaza is proposed at the northwest corner of the park to provide a formal entrance and enhance the relationship of the park with the surrounding neighborhood. The plaza will include improvements to the park identification sign, bench seating, and landscape plantings. Beyond the plaza, a landscaped walk leads to the play area. Metal ornamental fence will provide structure along Charlton and Bernard while containing younger children using the play area. The existing plaques commemorating the original park dedication and Sibley school will be restored and relocated along the landscaped walk to provide park users insight into the history of the park and site.

#### Parking

There are three existing parking lots within the park, totaling 80 stalls. This is adequate under the existing condition, but additional capacity will be needed as the proposed baseball fields develop. The proposed parking lot will hold 102 cars and is centrally located to service the new ball fields, relocated skating and hockey facilities, and the play area. The existing parking lot at the southwest corner of the site will remain and the stone wall surrounding it restored. The smaller lot along Charlton will be removed and consolidated into the large proposed lot on the north side of the park. This proposed lot will utilize the existing curb cut drive entrance currently serving the northern lot from Bernard Street, reducing construction costs and minimizing impact to traffic flow on Bernard when the improvements are constructed.

#### Landscape Enhancements

Numerous opportunities exist to enhance the landscape within the park, many of which have been discussed elsewhere in this document. In addition, existing trees on site should be preserved as possible to continue providing shade and shelter. Proposed landscape improvements include:

- Ornamental plantings around the park entrance plaza, adjacent to the commemorative monuments, and around the play area/ splash pad.
- Expansion of landscape buffers, especially adjacent to athletic fields and residential properties.
- Creation of additional shade opportunities within proposed picnic areas and adjacent to athletic field spectator areas.

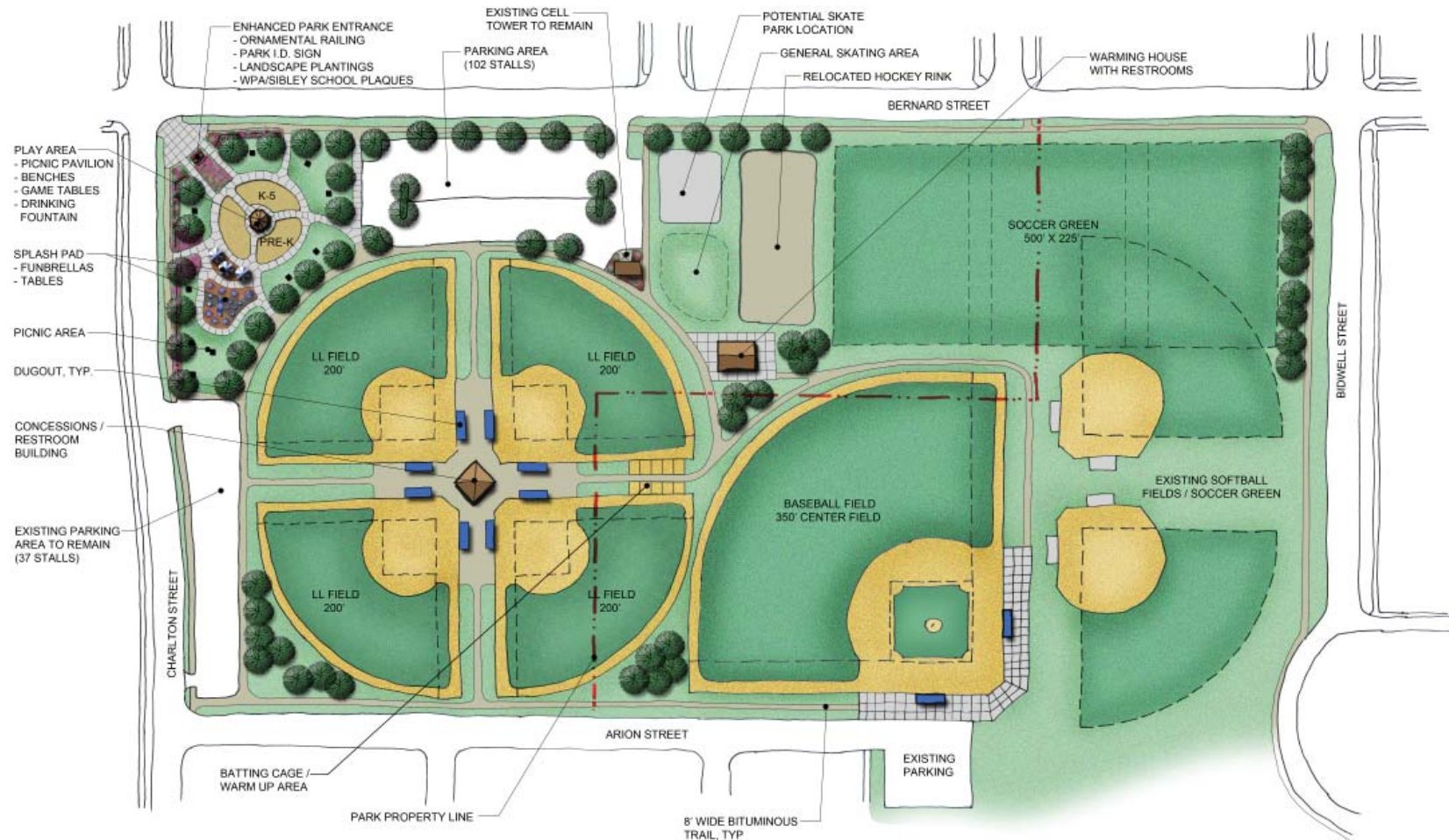


Additional parking is needed within the park.

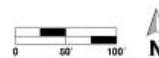


Parking area and WPA seat wall to remain

### III. DEVELOPMENT MASTER PLAN



**HARMON PARK  
PREFERRED MASTER PLAN CONCEPT  
CITY OF WEST ST. PAUL**

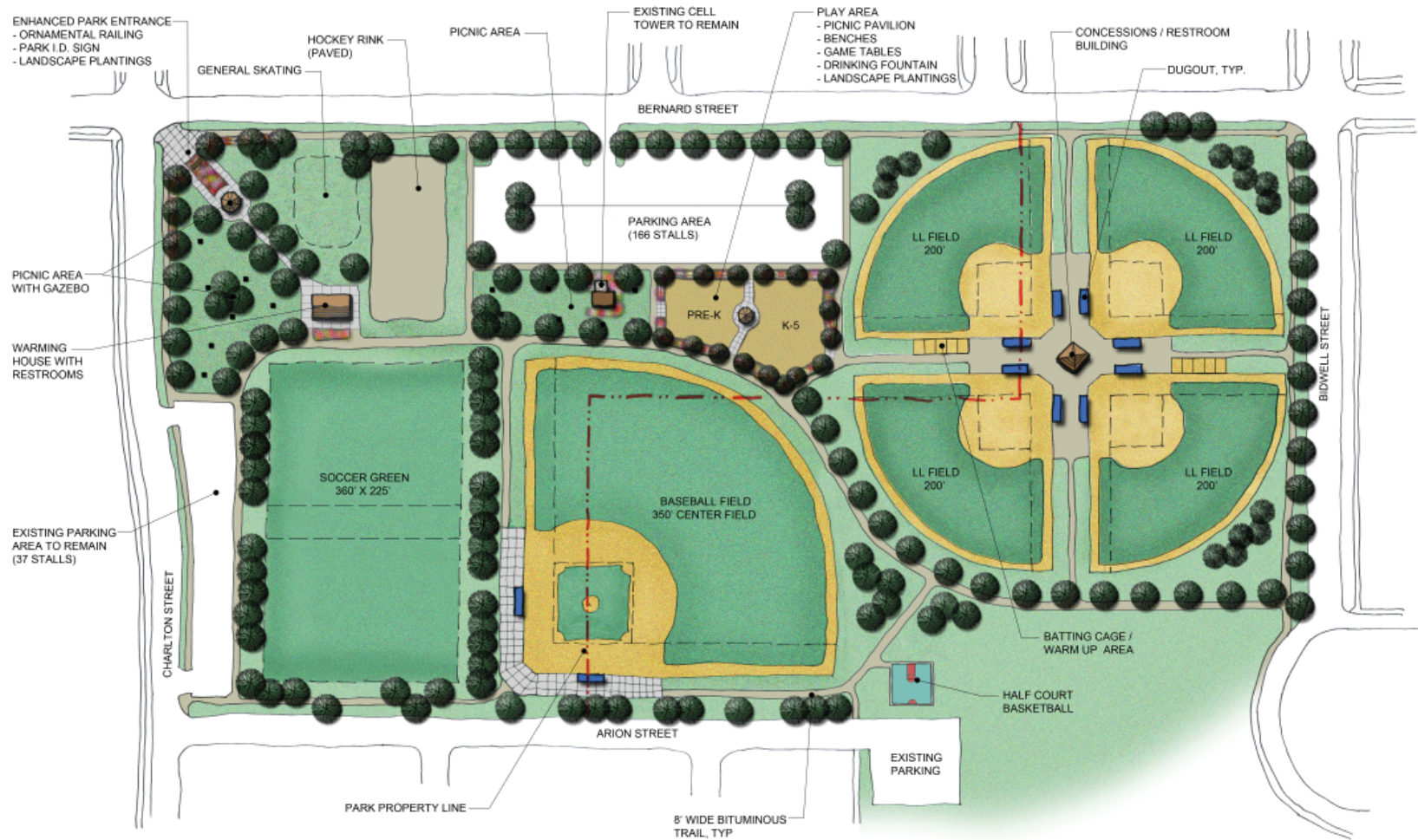


HERITAGE MIDDLE SCHOOL

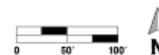
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JANUARY 25, 2012  
SRP No. 7596



### III. DEVELOPMENT MASTER PLAN



**HARMON PARK  
ALTERNATE MASTER PLAN CONCEPT  
CITY OF WEST ST. PAUL**





## IV. COST ESTIMATE

### Harmon Park - Preliminary Cost Estimate City of West St. Paul

Item Description	Quantity	Unit	Unit Cost	Total Cost
<b>Removals/Staking</b>				
Mobilization	1	LS	\$48,000	\$48,000
Construction Staking	1	LS	\$40,000	\$40,000
Site Clearing	1	LS	\$5,000	\$5,000
Removals	1	LS	\$40,000	\$40,000
Utility Adjustments	1	LS	\$15,000	\$15,000
<b>Removals/Staking Total</b>				<b>\$148,000</b>
<b>Earthwork</b>				
Grading/Erosion Control	1	LS	\$50,000	\$50,000
Agg-Lime Surfacing	950	CY	\$50	\$47,500
<b>Earthwork Total</b>				<b>\$97,500</b>
<b>Pavement/Curbing</b>				
Bituminous Parking Area	3,860	SY	\$25	\$96,500
Bituminous Trails	4,694	SY	\$25	\$117,350
Concrete Curb and Gutter	1,206	LF	\$12	\$14,472
Concrete Maintenance Strip	4,975	LF	\$10	\$49,750
Concrete Walks	17,300	SF	\$4	\$69,200
<b>Pavement/Curbing Total</b>				<b>\$347,272</b>
<b>Field Fencing/Equipment</b>				
Backstop	5	EA	\$10,000	\$50,000
8' High Chain Link Fence	1,070	EA	\$30	\$32,100
6' High Chain Link Fence	3,593	EA	\$20	\$71,860
Foul Pole with Flag	10	EA	\$800	\$8,000
18' Bleachers (3 Row)	15	EA	\$4,000	\$60,000
Metal Dugout Roof	10	EA	\$8,000	\$80,000
<b>Field Fencing/Equipment Total</b>				<b>\$301,960</b>

## IV. COST ESTIMATE

<b>Site Amenities</b>				
Relocate Hockey Rink (Concrete Pavement)	1	LS	\$85,000	\$85,000
Concessions Building	1	LS	\$150,000	\$150,000
Warming House/Restrooms	1	LS	\$300,000	\$300,000
Site Furnishings	1	LS	\$24,000	\$24,000
Drinking Fountain	2	EA	\$7,500	\$15,000
Play Equipment/Surfacing	1	LS	\$85,000	\$85,000
Splash Pad	1	LS	\$150,000	\$150,000
Skate Park	1	LS	\$50,000	\$50,000
Play Area Curbing	500	LF	\$30	\$15,000
Picnic Shelter	1	EA	\$35,000	\$35,000
Restore Stone Wall	705	LF	\$35	\$24,675
Ornamental Fence	325	LF	\$125	\$40,625
<b>Site Amenities Total</b>				<b>\$974,300</b>
<b>Irrigation</b>				
Irrigation System	1	LS	\$125,000	\$125,000
<b>Irrigation Total</b>				<b>\$125,000</b>
<b>Site Lighting</b>				
Relocate and Relamp Hockey Lighting	1	LS	\$15,000	\$15,000
Trail Lighting	10	EA	\$3,000	\$30,000
<b>Site Lighting Total</b>				<b>\$45,000</b>
<b>Landscape/Seed/Sod</b>				
Seed/Sod	9.5	AC	\$4,000	\$38,000
Landscape Plantings	1	LS	\$20,000	\$20,000
Trees	50	EA	\$350	\$17,500
<b>Landscape/Seed/Sod Total</b>				<b>\$75,500</b>
<b>Subtotal</b>				<b>\$2,114,532</b>
<b>10% Contingency</b>				<b>\$211,453</b>
<b>Total with 10% Contingency</b>				<b>\$2,325,985</b>

## V. IMPLEMENTATION PLAN

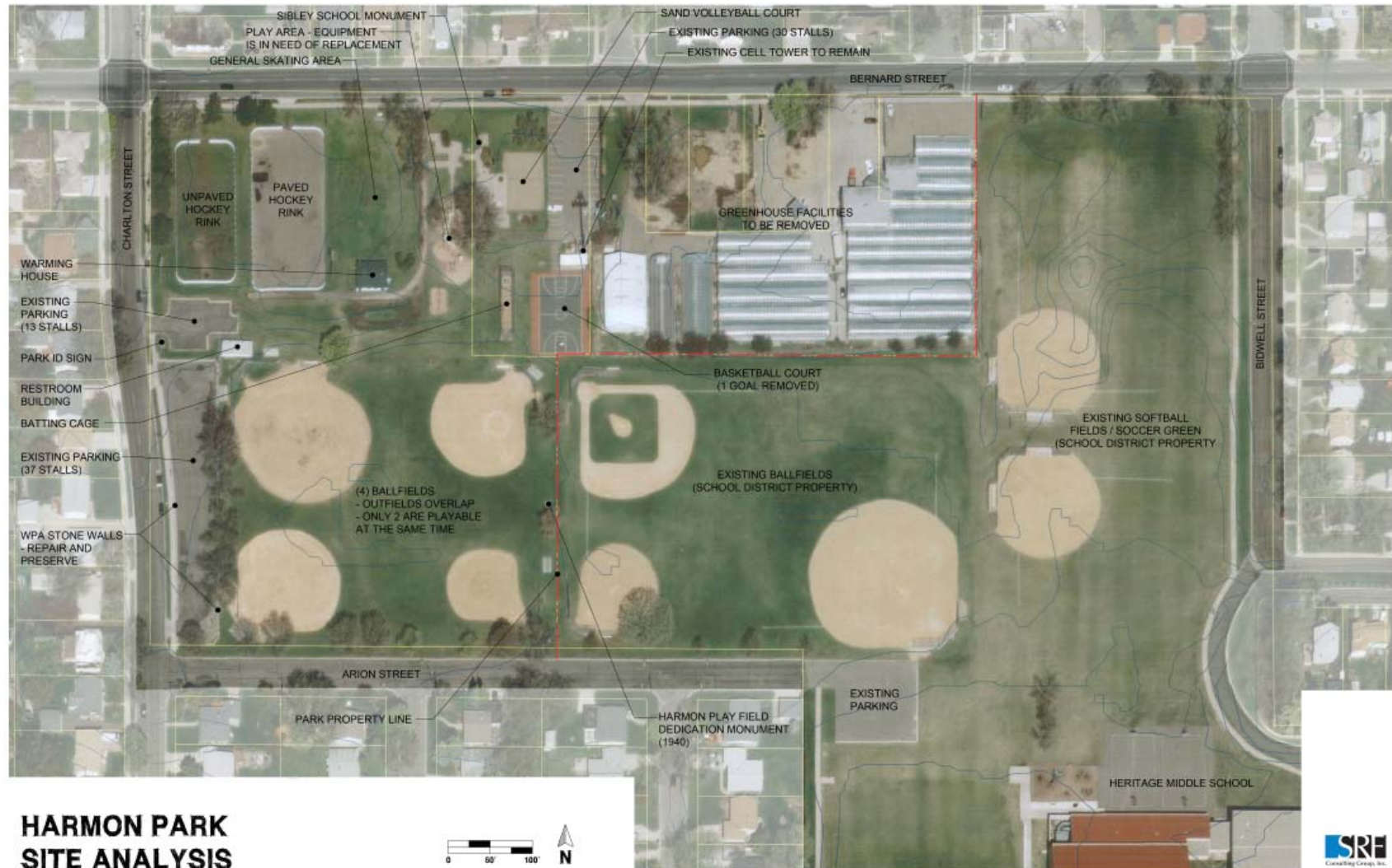
Implementation of this master plan will be dependent on available funding and will likely require a phased approach. There are a number of options available in terms of securing park development funding. Annual allocations for through the city budgeting process, bond referenda, and grant programs administered through regional and state agencies are a few of these options. Regional and state grants typically require local matching funds. Listed below are three such grant programs administered by the Minnesota Department of Natural Resources.

- Outdoor Recreation Grants
- Local Trail Connections Program
- Federal Recreational Trail Program



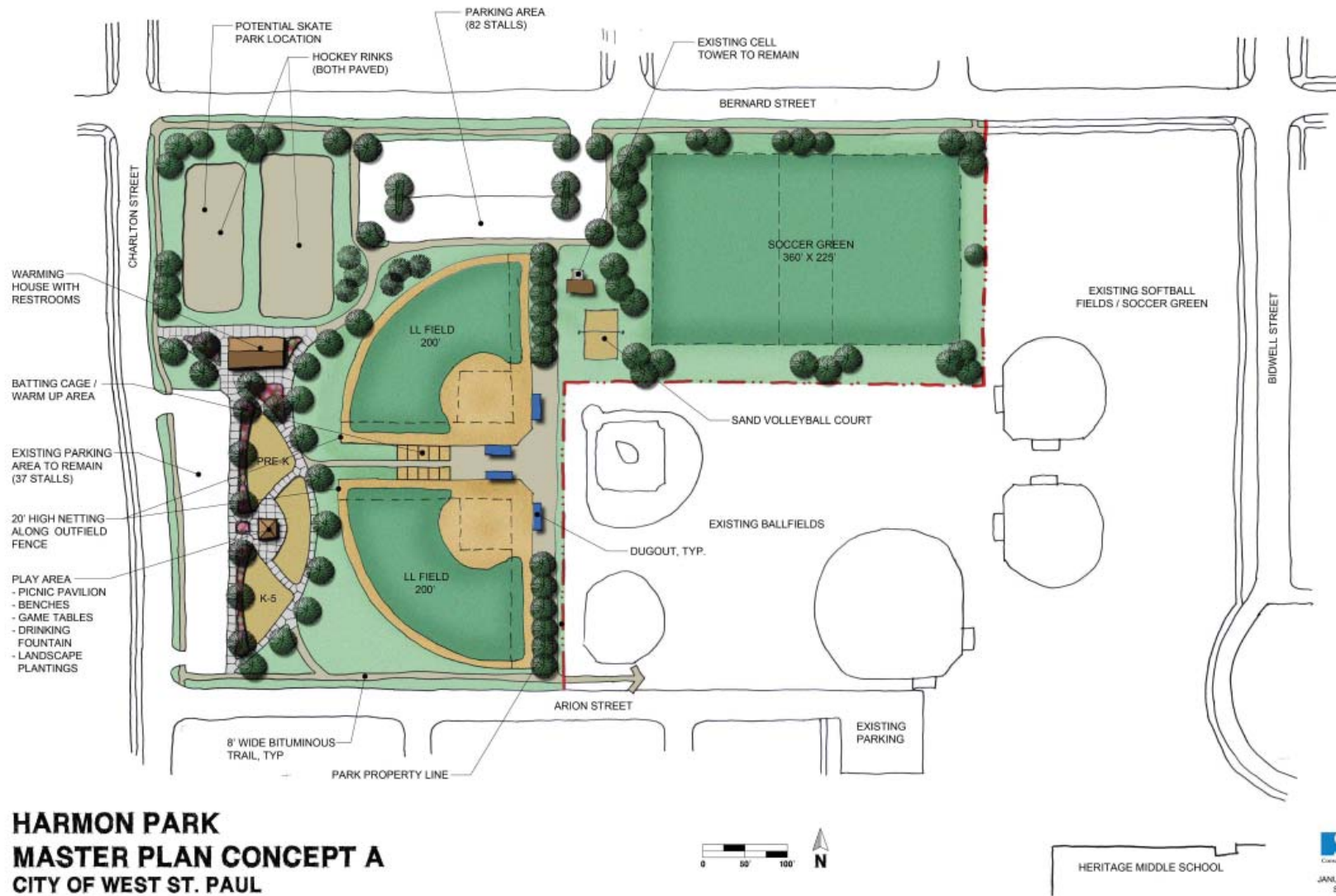
## VI. APPENDICES

# A. SITE ANALYSIS



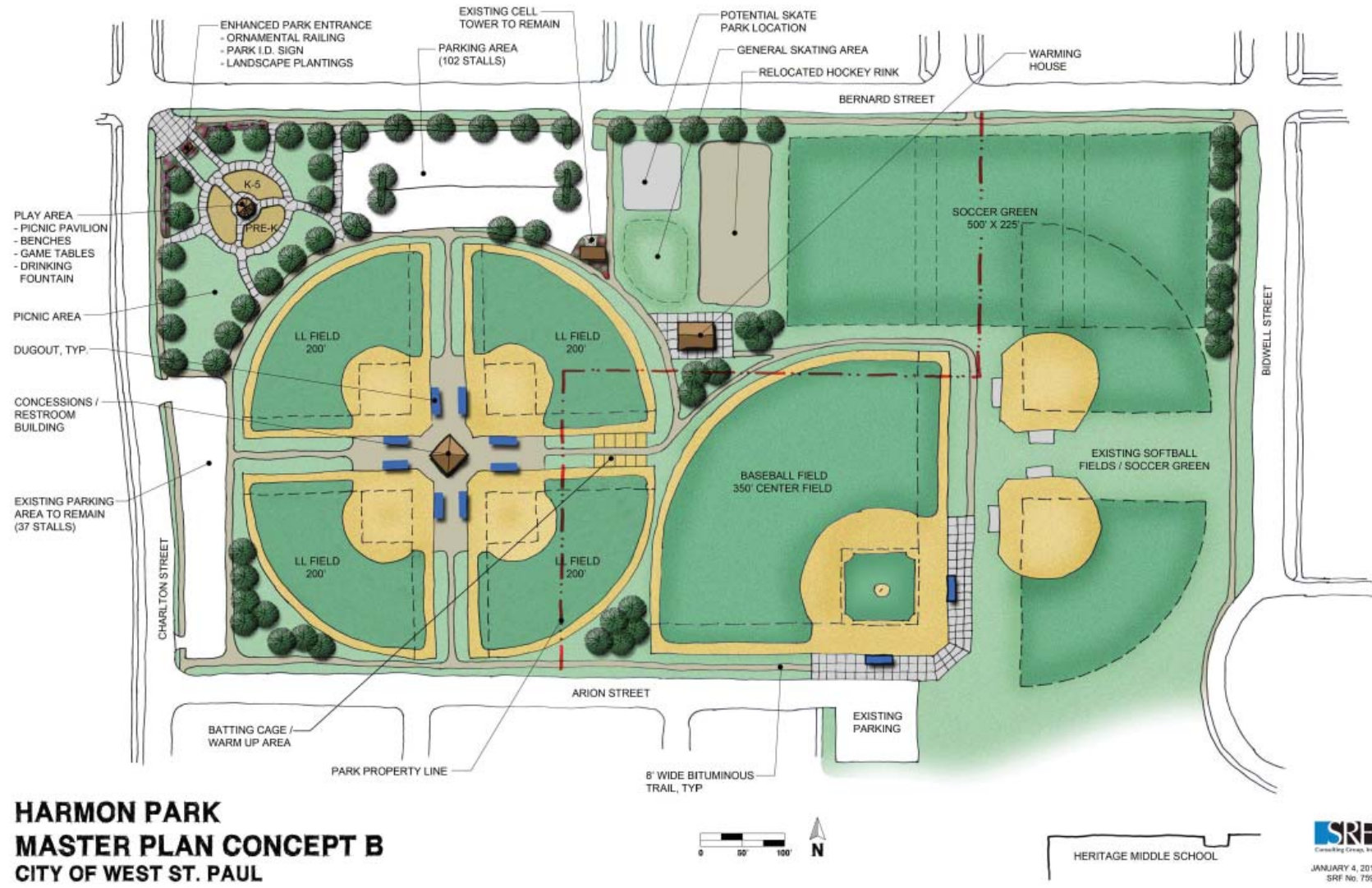
**HARMON PARK  
SITE ANALYSIS  
CITY OF WEST ST. PAUL**

## B. CONCEPT ALTERNATIVES

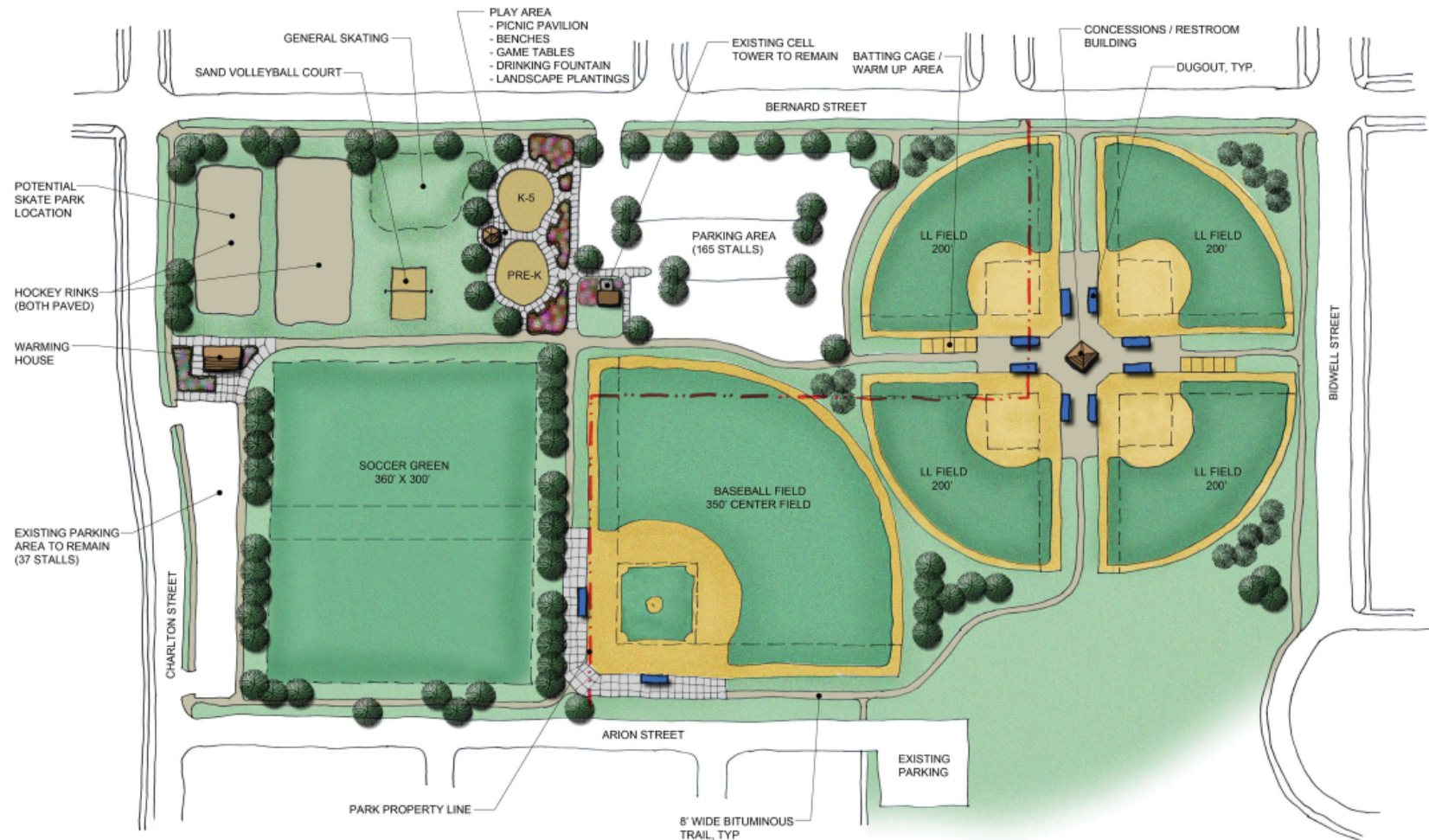




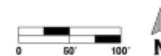
## B. CONCEPT ALTERNATIVES



## B. CONCEPT ALTERNATIVES



**HARMON PARK  
MASTER PLAN CONCEPT C  
CITY OF WEST ST. PAUL**



HERITAGE MIDDLE SCHOOL



JANUARY 4, 2012  
SRF No. 7596

## C. PRAC MEETING MINUTES



## D. COMMENTS RECEIVED THROUGH ONLINE SURVEY